



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

5th September 2024



S24/0070

Proposal:	Proposed residential development of 9no. 3-bedroom houses with associated access off The Drift
Location:	Land off The Drift, Harlaxton
Applicant:	Mr James Perry
Agent:	Mr James Martin
Application Type:	Full planning permission
Reason for Referral to Committee:	Called in by Cllr Leadenham due to concern that the site is edge of settlement development under Local Plan Policy SP4
Key Issues:	Design Quality and Visual Impact Impact on neighbouring amenities. Ecology and Trees
Technical Documents:	Design and Access Statement Phase 1 Contamination Report Flood Risk Assessment and SuDs Strategy Protected Species Report Soakaway Investigation Report Heritage Statement Arboricultural Impact Assessment Arboricultural Method Statement Sustainable Buildings Statement

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Belvoir

Reviewed by:

Adam Murray – Principal Development Management Planner

27 August 2024

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning to GRANT planning permission.

S24/0070 – Land off The Drift Harlaxton



Key



Application
Boundary



1 Description of Site

- 1.1 The application site lies to the west of The Drift, on the northern edge of the village of Harlaxton. The site is currently undeveloped agricultural land. There is a field access onto The Drift. There are mature trees and hedgerow screening the site from the streetscene. The trees are protected by a recent group Tree Preservation Order (TPO).
- 1.2 To the north of the site there are outlying residential dwelling houses outside of the village boundary. To the east of the site and The Drift there is modern residential development. To south of the site there is newer residential development. The main area of the village is located to the south of the site. To the west of the site there is open countryside.
- 1.3 The site is broadly rectangular in shape and has an existing field access onto The Drift. The site is approximately 0.71 hectares in size.

2 Description of proposal

- 2.1 The application seeks full planning permission for the erection of 9 residential dwelling houses with associated access off The Drift. The dwellings are all detached 1.5 storey dwellings providing 3-bedrooms and arranged on a private driveway. The private driveway uses the position of the existing field access but would be upgraded suitable to use for residential development. The dwellings all have private gardens to the rear, and parking provision for two vehicles alongside garden space to the frontage.

3 Planning History

- 3.1 Relevant planning history:

S17/1973

Planning application for the formation of agricultural access. Approved 28/02/18.

S21/2046

Planning application for the formation of agricultural access. Approved 10/12/21.

S22/1032

Planning application for the formation of agricultural access (revised proposal following S21/2046). Approved 15/07/22.

S23/0600

Submission of details reserved by Condition 3 (materials) related to S22/1032 (formation of agricultural access). Condition discharged 31/05/23.

4 Relevant Planning Policies & Documents

- 4.1 **SKDC Local Plan 2011 – 2036 (Adopted January 2020)**
Policy SD1 – The Principles of Sustainable Development in South Kesteven
Policy SP1 – Spatial Strategy
Policy SP2 – Settlement Hierarchy
Policy SP3 – Infill Development

Policy H4 – Meeting all Housing Needs
Policy EN1 – Landscape Character
Policy EN2 – Protecting Biodiversity and Geodiversity
Policy EN3 – Green Infrastructure
Policy EN5 – Water Environment and Flood Risk Management
Policy EN6 – The Historic Environment
Policy DE1 – Promoting Good Quality Design
Policy SB1 – Sustainable Building
Policy ID2 – Transport and Strategic Transport Infrastructure

Design Guidelines for Rutland and South Kesteven (Adopted November 2021)

4.2 National Planning Policy Framework (NPPF) (Published December 2023)

Section 5 – Delivering a sufficient supply of homes
Section 9 – Promoting sustainable transport
Section 12 – Achieving well-designed and beautiful places
Section 16 – Conserving and enhancing the historic environment

5 Representations Received

SKDC Environmental Health (1)

5.1 Comments to make:

'From review of the Design and Access statement submitted for the application it is not stated what the previous use of the area of land that is proposed for the residential development and the ground investigation has been for drainage and percolation tests. From mapping evidence, the land may have been in agricultural use?

It is recommended that the applicant undertakes a screening assessment for current and previous land use of the said proposed development site to ensure that the ground is not subject to any possibility of historical contamination or has been subject to made ground or infill which could affect the proposed residential end use of the development.

The outcome of the screening exercise would determine whether further ground contamination investigation and remediation work was needed and whether planning conditions would need to be included should an approval be granted.

The applicant should submit this information to the planning authority for consideration as part of the application process'.

SKDC Environmental Health (2)

5.2 The applicant provided a Phase 1 Contamination Report during the progress of the planning application. The SKDC Environmental Health Officer then reviewed the report and agreed with the conclusions in the report which recommend that a Phase II Intrusive Site Assessment is required for the planning proposal.

5.3 The SKDC Environmental Health Officer then recommended a planning condition for Intrusive Ground Assessment, along with a scheme relating to the survey; desktop study, detailed scheme for remedial works, implementation of the works.

SKDC Tree Officer (1)

5.4 Initial observations made February 2024:

'In principle, I have no objections to the proposed development in the context of the retained trees with the exception of the oak tree identified in the accompanying survey T5. I am pleased to see that the majority of trees on the road frontage are to be retained. They are an important amenity and screen between the site and the neighbouring existing road and dwellings.

The symbols on the tree survey and layout plans are not typical to a topographical survey plan. Section 3.3 in the report is not definitive. Please could you ask the agent to confirm if the trees are plotted to scale in the context of the layout and on the landscape plans. Accurate plotting of trees and their constraints is essential in determining the potential impacts of the development on the them and vice versa.

I note a footpath and fences are proposed inside the Root Protection Areas of the trees on The Drift frontage. I am not certain what construction method and surfaces are to be used. A new footpath inside the RPA of the retained trees other than the oak T5, is practicable with the use of the no-dig method.

I am keen that development works close to the oak tree T5 should be kept to a minimum. I am concerned that its canopy will dominate the garden of the proposed Unit 7. It is my advice that the oak tree T5 is a veteran in that it has a substantial stem with cavities in the branch framework, ripped stubs and dead wood in the crown. It has considerable habitat, historic and amenity value. I would estimate that the oak tree T5 is in the region of 200 years. Veteran trees are very sensitive to a change in their environment. In that regard, I would suggest that development including paths, patios, fences and new access ways are outside of its RPA. There should be room for work to take place between the RPA and the development.

An RPA for a regular tree according to the guidelines in the BS5837 Sec 4.6 would be calculated as 12 x the stem diameter. Guidance from the Ancient Tree Forum and the Woodland Trust says that for a veteran tree an RPA should be 15 x the stem diameter at 1.5m from ground level with no cap which equates to 16.5m radius from the stem in the case of T5. The BS5837 says that the morphology and disposition of the roots may be influenced by past or existing site conditions such as a road, patio or building. Given the compacted nature of the eastern side of the tree T5 including an existing farm track and road, its root morphology (RPA) may be slightly different and thus extend further into the site (to the west) to take advantage of more favourable growing conditions. The stem diameter is measured by in the report as 1100mm. I believe that it may be greater than that.

The NPPF says that veteran trees are important and should be considered as part of the planning application process. It goes on to say "you should refuse planning permission if development will result in the loss or deterioration of ancient woodland, ancient trees and veteran trees unless both of the following applies: there are wholly exceptional reasons, there's a suitable compensation strategy in place".

In respect to the retention of the veteran oak tree T5, I would suggest that the layout be realigned to maintain a minimum safe distance from it. I would recommend an undisturbed radius of 17m from the stem into the site which would take into account the tree's veteran status and potentially altered root morphology. Ideally it should be retained in an area of open space. Further, I would suggest that a management scheme is put in place to

safeguard the oak tree T5. Its root area should be protected and careful retrenchment pruning/management carried out subject to advice and statutory constraints.

I have no objections to the ash tree T11 being removed to facilitate the access way. It is exhibiting symptoms of ash dieback disease when viewed on Google Streetview (date June 2023). Ideally and subject to a more detailed appraisal, the sycamore T9 should be retained.

Generic tree protection data is provided. A site specific tree protection methodology should be submitted including arboricultural supervision and monitoring, pruning, timing of works etc. Particular attention should be paid to the veteran oak tree T5. This information should be submitted to and agreed by the LA as part of the planning application process.

I am pleased to see new tree planting on the new road frontages within the site which is in keeping with the NPPF guidelines. I would suggest a greater selection of species to avoid the creation of a monoculture. There is space for new trees in the green area to the south of the site. Larger maturing species would be well suited to that area. The planting proposals must incorporate post planting maintenance’.

SKDC Tree Officer (2)

5.5 The Tree Officer made further comments in February 2024:

‘I am satisfied with the explanation with regard to the accuracy of the tree survey plan in that it is based on a topographical survey plan.

I accept the use of no-dig surface methodology and ground guard reinforcement where appropriate other than in the case of the veteran tree T5. The site-specific detail of which should be submitted to the LA.

The oak tree T5 exhibits veteran characteristics. No new development including hard surfaces should take place in its RPA. It is my view that it has a greater RPA than that provided in the tree report due to its veteran status. It is my advice that the layout in its current form is not acceptable in the context of this tree. I would suggest that the layout be amended along the lines of that proposed in my original comments. I note the agreement to remove a lower damaged limb’.

5.6 The Proposed Layout was amended April 2024, and an Arboricultural Impact Assessment was provided following Tree Officer Comments.

5.7 A new area TPO (T24/0002) now covers the site and the nearby trees in their entirety to protect the high public amenity.

SKDC Conservation Officer (1)

5.8 No concerns with the proposal on heritage grounds.

‘The proposed residential development is situated in the village of Harlaxton, an estate village which has links to the nearby Harlaxton Manor, a Grade I listed building situated within the Grade II listed Park and Garden. The site is on the north side of the A607, an area of the village where there is more modern development.*

The proposals are in keeping with the character of Harlaxton Village. Whilst not in the Conservation Area, the proposals are within 1500m of the Grade II listed Park and Garden, as such the design of the new dwellings must be considerate of the potential impact on this*

heritage asset. The impact on the listed garden is minimal less than substantial harm to no levels of harm. This is because the site is an infill site and that the quality of design of the new dwellings complements and enhances the significance of the listed garden, offsetting the harm to the assets setting caused by the development.

The proposals address previous issues raised at pre-application stage with the properties that face The Drift, needing to engage with it. The houses now have two “facing” elevations which make them hard to distinguish which elevation is the front or rear of the property.

The proposed material palette is in keeping with the more historic part of Harlaxton. The use of different textures and details, such as brick bonds and different stone reflect the heritage of the village. The scale and size reflect what is found in the historic part of the village, 1.5 storey detached buildings of stone and brick construction. The introduction of Solar PV and air source heat pumps result in minimal impact on the property as they are discreet. The location of the heat pumps on elevations that are not fronting the access road or The Drift result in reduced visual impact.

The indistinguishable front and rear elevations, with high level of design details and locally inspired material palette means the proposals are in line with South Kesteven District Council’s Local Plan Policies DE1: Promoting Good Design and EN6: The Historic Environment’.

SKDC Conservation Officer (2)

5.9 The Conservation Officer made further comments following amendments to the development proposals, expressing no concerns with the proposal on heritage grounds.

‘The updated plans show that the development has been moved slightly to the west to incorporate the retention of trees that line the Drift. The proposal still incorporates the two “facing” elevations design on the properties that face The Drift which continues to address the previous issues raised at the pre-application stage. The proposed material palette is similar to the materials found in the historical part of Harlaxton village on the opposite side of the A607.

The indistinguishable front and rear elevations, with high level of design details and locally inspired material palette means the proposals are in line with South Kesteven District Council’s Local Plan Policies DE1: Promoting Good Design and EN6: The Historic Environment.

Historic England have raised concerns of the development impacting views from the first floor of Grade I listed Harlaxton Manor (NHLE 1298440) to the Grade I listed Church of St Mary in Bottesford (NHLE 1075095). The proposed location of the development site will sit in the direct line of sight as does the 20th century development of Harlaxton village north of the A607 behind the Grade II Gregory Arms Public House (NHLE 1264568) and Stable Block (NHLE 1187967).

The introduction of 9no. houses on the Drift will not alter these views in a way that substantially impacts the significance of the Grade II listed Park and Garden or the significance of the Grade I listed Manor House. The land to the east of the Drift which has already been developed on is of a slightly higher elevation than the Drift itself, and these two-storey developments have not impeded the view of the 2 church. The Drift itself, slopes down away from Harlaxton, the plans developed previously for the development showing the street elevations received 16th January show that the proposed dwellings are lower than the existing development to the south. Therefore, the argument that the view will be altered*

and substantially impact the significance of the Manor and Park and Garden is inconsistent with the existing dwellings to the south which sit higher than the currently proposed dwellings. The existing dwellings are also within the view path from Harlaxton Manor. The proposed dwellings would also be mostly screened by the line of trees towards the Drift.

The proposed development will result at most in minimal levels of harm to the appreciation of Harlaxton Manor and the Harlaxton Manor Registered Park and Garden due to the potential impact on the view by the development. The proposed design of the development is an example of good quality design that respects the surrounding historic environment which is in line with South Kesteven District Council Policies DE1: Promoting Good Design and EN6: The Historic Environment’.

SKDC Design Officer

5.10 The Design Officer made comments in June 2024.

‘This went to Design PAD at pre-application stage a while ago. [Design PAD considered the impact of the back of houses fronting The Drift; the use of a sensitive rural rear boundary and well detailed rear elevations].

My main comments would be for a less standardised highway design...The turning head could be a nonstandard shape – they are describing the design as a ‘courtyard’ and so a shared surface with square at the end would work better...in an attractive suitable paving material...They’ve placed some street trees in front gardens to be managed by private company – but these could be designed in to the shared surface street design potentially as an alternative option.

The area of land to the east (between the site and [the] Drift) is a smallholding and looks to be used – have they considered privacy issues from rear gardens looking in to the smallholding and vice versa...a more open boundary is needed for character reasons...could a hedge be added as a natural privacy barrier? There also needs to a covenant in place to prevent anyone adding a close boarded fence or other rear garden boundaries at a later date.

Some close boarded fencing has been used and this should be reconsidered as it is in places where it will be visible...Post and rail and a hedge should be used’.

Heritage Lincolnshire

5.11 Heritage Lincolnshire commented on the development proposal in February 2024:

‘The site for the proposed development lies in an area of archaeological importance/interest. Within the parish, remains and artifacts dating from the prehistoric period and later have been recorded. Outside the village, Neolithic and Bronze Age worked flints have been recorded along with evidence of enclosures and ring ditches.

To the south, within the historic core of the settlement, Anglo Saxon pots were found prior to 1958. Harlaxton existed at the time of the Domesday Survey of 1086AD when it was known as ‘Herlavestune’. At the time, two mills, 60 acres of meadow and 60 acres of thicket were recorded under ownership of the King.

The Grade II listed parish church of St Mary and St Peter dates from the medieval period. To the south of the church, is the recorded site of a Manor House and moat, likely to date from the medieval period and later.

It is considered that the site offers a potential for archaeological remains to be present based on the extent and type of remains recorded in the vicinity. Insufficient information is available at present with which to make any reliable observation regarding the impact of this development upon any archaeological remains.

Therefore, given this it is recommended that the developer should be required to commission a Scheme of Archaeological Work, in the form of an archaeological evaluation to determine the presence, character and date of any archaeological deposits present at the site. This evaluation should commence with a programme of trial trenching.

'Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. National Planning Policy Framework 2023, Section 16, para 194'.

Historic England (1)

5.12 Historic England has expressed concerns regarding the application on heritage grounds:

Impact of Proposals

The proposals are for the construction of nine new dwellings on land currently occupied by pastoral grassland fields and paddocks and derelict outbuildings near to the registered park and garden. There is no heritage information provided with the application and it is therefore difficult to understand the what the impact on the heritage assets would be.

The proposals are directly on the line of the central axis of the approach drive to the manor that centres on the spire of St Mary the Virgin's Church at Bottesford. It is not clear what the harm will be on the connection to the spire and views from key locations within the registered park and garden, from within garden buildings and structures and from inside the manor. This could result in harm to the significance of the registered park and garden, and a consequent harmful impact on the significance the manor and other listed buildings derive from the designed landscape.

Historic England's position

The proposal for the construction of nine new dwellings and associated access are located within what are at present pastoral grassland fields and paddocks and derelict outbuildings and near to the Harlaxton Manor, registered park and garden and multiple listed heritage assets associated are of the highest significance for their historic and architectural interest. The proposal is on the line of the axis of the approach drive to the manor that centres on the spire of St Mary the Virgin's Church at Bottesford. This connection is one of the principal elements of this historic designed landscape of the park and the Manor.

The application does not include heritage information to meet the requirements of paragraph 200 of the NPPF, or support the analysis required in paragraph 201.

It is not clear what the impact will be, however, there is a risk that erosion of the connection and setting towards the spire of Saint Mary the Virgin's Church could harm the integrity of the registered park and garden, the buildings within the park and garden, and the Manor.

This could result in harm to the significance of the registered park and garden, and the significance that listed buildings in the park. Paragraph 205 sets out the great weight that should be given to the conservation of heritage assets, with greater weight given to the conservation of more important heritage assets. Paragraphs 206 and 208 set out the requirements for clear and convincing justification, and sufficient public benefit to outweigh any harm.

We recommend that a heritage statement is undertaken as well as an impact assessment on the views and setting, notwithstanding our initial reservation on the key relationship of the manor and the church spire’.

Historic England (2)

- 5.13 Following the previous comments made by Historic England the applicant submitted a Heritage Statement during the progress of the planning application. Historic England were reconsulted and made the following comments:

Historic England Advice

‘Our concern remains that the development could result in harm to the significance of the registered park and garden, and a consequent harmful impact on the significance the manor and other listed buildings derive from the designed landscape.

Harlaxton Manor is positioned on rising ground and faces northwest towards the village and this raised position connects views to the spire of St Mary the Virgin’s Church at Bottesford from within the registered park and garden. The development proposal is located directly on this line of sight. The Heritage Statement does not consider the impact of the proposals on the registered park and garden in relation to the very important long views to the church spire from key locations, for example garden buildings within the Grade II registered park and garden or upper floors of Harlaxton Manor Grade I. It is not clear what the harm will be on the connection to the spire and views from key locations within the registered park and garden, from within garden buildings and structures and from inside the manor.*

Recommendation

Historic England has concerns regarding the application on heritage grounds. Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice’.

Lincolnshire County Council Highways

- 5.14 ‘No objections.

The vehicular access meets the visibility guidelines set out in Manual for Streets. The car parking provided is in line with the guidance set out in Lincolnshire County Council’s Design Approach, therefore it is considered that this proposal would not result in an unacceptable impact upon highway safety.

There is a LCC owned and maintained Grit Bin located where the proposed entrance to the development is, and the applicant will need to contact LCC Network Resilience Team and agree where this will be relocated to’.

The Gardens Trust

- 5.15 Do not wish to make comments.

Anglian Water

5.16 Made the following comments:

Wastewater Treatment

'The foul drainage from this development is in the catchment of Harlaxton Water Recycling Centre that will have available capacity for these flows.

This response has been based on the following submitted documents: FRA and Suds Strategy 22-17631-0- 040/Drainage Layout Plan The sewerage system at present has available capacity for these flows.

Surface Water

The preferred method of surface water disposal would be to a sustainable drainage system SUDS with connection to the sewer seen as the last option. The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable due to incomplete infiltration testing, we would expect a minimum of 24 hours, There is no evidence that a highways drain cannot be utilised and there are some limited watercourses in the area.

Anglian Water recommends a planning condition for a surface water management strategy'.

Environment Agency

5.17 Does not wish to make comments.

SKDC Local Plans Team

5.18 The Local Plans team were consulted and made the following comments:

'The site has been proposed for a draft allocation under code SKPR-74. It would be a 1ha site and the draft development principles are as follows:

SKPR-74 The Land West of The Drift

Indicative Unit Numbers: 24

Assumed Density: 30 dwellings per hectare

The following development principles accompany this allocation:

- a) Pedestrian links, such as footway and cycleway connections into the centre of village from the stie should be incorporated in the development proposal.*
- b) Development should be set back from the large mature trees to the east of the site.*
- c) This site is within or includes a Green Infrastructure Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.*

The site has not been a contentious site through the Local Plan consultation process, however, comments have been made by Harlaxton Parish Council to the Local Plans team expressing concerns in April 2024.

The draft Local Plan and its policies/allocations can only be given minimal weight in the decision-making process, as it is subject to change until the pre submission version of the Local Plan Review'.

6 Representations as a Result of Publicity

6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 4 letters of representation were received. There was 1 objection, and 3 neutral responses. The points raised can be summarised as follows:

- Objection to use of agricultural access to access residential development as it has poor visibility due to a high hedge and fence. Suggests access should be through Violet Close instead.
- Object to fencing choice to rear gardens bordering the Drift as its too open. The gardens should be properly fenced.
- Questions the purpose of the nature area. Is it private or public. Could it be used for dog walking. Concern that it could provide a local public nuisance.
- The current site is an eyesore with an old caravan and dilapidated wooden sheds. The new development will improve the outlook considerably.
- Would object to access through Violet Close as this is private road.
- The land is currently quite run down and could be improved.
- Do not think access should be taken from The Drift as it's a main road.
- Development would increase traffic flow in this area and could cause a safety concern due to proximity to other junctions.

7 Evaluation

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. The Council adopted the South Kesteven Local Plan 2011-2036 in January 2020, which forms the Development Plan for the District, and is the basis of decision-making in South Kesteven alongside the Lincolnshire Minerals and Waste Local Plan (where relevant).

7.2 In addition, the Local Planning Authority have also adopted a Design Guidelines Supplementary Planning Document (SPD) (Adopted November 2021) and this document is a material consideration in the determination of planning application.

7.3 The policies and provisions set out in the National Planning Policy Framework (NPPF) ("the Framework") (Published December 2023) are also a relevant material consideration in the determination of planning applications.

Principle of development

7.4 Policy SP1 (Spatial Strategy) identifies that the focus for the majority of growth within the District during the plan period is in and around the four market towns, with Grantham being a particular focal point for development. Decisions about the location and scale of new development are to be taken on the basis of the settlement hierarchy in Policy SP2.

7.5 Policy SP2 (Settlement Hierarchy) identifies that the majority of development will be focused in Grantham in order to support and strengthen its role as a sub-regional centre, with Larger Villages providing a supporting role in meeting the development needs of the District. Harlaxton is identified within SP2 as a larger village, whereby development proposals which

promote the role and function of the Larger Villages, and will not compromise the settlement's nature and character, will be supported.

- 7.6 Local Plan Policy SP3 confirms that infill development in settlements defined in Policy SP2 will be supported provided that
- a. it is within a substantially built-up frontage or re-development opportunity (previously developed land)
 - b. it is within the main built-up part of the settlement
 - c. it does not cause harm or unacceptable impact upon the occupiers amenity of adjacent properties
 - d. it does not extend the pattern of development beyond the existing built form, and it is in keeping with the character of the area, and is sensitive to the setting of adjacent properties.

The site lies in between a modern residential development and ribbon development further north, with further residential development to the east. As such, the development proposal constitutes infill development as it meets the criteria a to d in Policy SP3. The site is within a substantially built-up frontage on The Drift meeting criterion (a) and offers a redevelopment opportunity (b). Criterion (c) and (d) are related to design and layout discussed in detail below. However, it is not thought that the development would cause an unacceptable impact on the occupiers' amenity of adjacent properties as it offers a natural addition to the new housing development to the south, and the development would not extend the pattern of development beyond the existing built form as there is residential use to the north, east and south. The site is considered that the site would be a positive redevelopment opportunity.

Meeting all Housing Needs

- 7.7 Policy H4 (Meeting All Housing Needs) is concerned with major residential development proposals providing appropriate type and sized dwellings to meet the needs of current and future households in the District. This clarifies that new housing proposals shall:
- b. Enable the provision of high quality family housing that meets changing household needs and responds to market demand.
- 7.8 It is proposed to provide 9no. 3-bedroom detached dwelling houses to meet demand for family housing in Harlaxton, a Larger Village in the Local Plan. The proposed dwellings are located in an area that is predominantly detached houses and bungalows. It is the officer's assessment that this site is within the residential area on the northern edge of the village and there is demand for this type of accommodation in this sustainable location, within walking distance of the village's amenities e.g. a public house, post office, village hall, sports and social club, and Harlaxton COE Primary School.
- 7.9 The development would contribute additional family dwelling houses in this location, and lead to short term boost to the local economy related to its construction. The proposal is therefore considered to be in accordance with H4 of the adopted Local Plan.

Impact on Heritage Assets

- 7.10 Policy EN6 (The Historic Environment) is the primary development plan policy through which the Council exercises its statutory responsibilities. This policy states that the Council will seek to protect and enhance heritage assets and their settings in keeping with the policies

in the National Planning Policy Framework, and proposals will be expected to take Conservation Area Appraisals into account, where these have been adopted by the Council. Development that is likely to cause harm to the significance of a heritage asset or its setting will only be granted permission where the public benefits of the proposal outweigh the potential harm.

- 7.11 In connection with the above, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to have special regard for the desirability of preserving listed buildings and their settings, or any special architectural or historic interest which it possesses. Similarly, Section 72 of the Act 1990 requires Local Planning Authorities to give special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas.
- 7.12 The site is located in the village of Harlaxton, an estate village which has links to the nearby Harlaxton Manor, a Grade I listed building situated within the Grade II* listed Park and Garden. The site is to the north of the village within an area where there is more modern development. The site is not in the village Conservation Area, but the proposals are within 1500m of the Grade II* listed Park and Garden. There are not further listed buildings within proximity of the application site.
- 7.13 The Conservation Officer has confirmed that the proposals are in keeping with the character of the village. It is the officer opinion that the site is an infill site, and the quality of the design would complement and enhance the significance of the listed garden. The less than substantial harm to the listed garden would be offset by the design quality.
- 7.14 The officer notes that the material palette is in keeping with the historic area of the village, with texture and detail such as brick bonds and stone. The scale and size of the dwellings also reflect the historic village where 1.5 storey detached stone and brick construction is found.
- 7.15 The updated plans have moved the development slightly to the west to incorporate the retention of the line of trees adjacent to The Drift. The Conservation Officer is satisfied that the proposal continues to address the previous concerns raised at pre-application stage with properties now engaging with The Drift, with two facing elevations making it hard to distinguish the front and rear of the dwellings.
- 7.16 Historic England were consulted and have raised concerns regarding the proposed development impacting views from the first floor of the Grade I listed Harlaxton Manor (NHLE 1298440) to the Grade I listed Church of St Mary in Bottesford (NHLE 1075095). However, it is considered by the planning officer and Conservation Officer that introduction of 9no. houses will not alter these views in a way that substantially impacts the significance of the listed building and listed Park and Garden. The more recent development in the village to the north of the A607 are in the line of sight from the listed building, and land to the east of The Drift sits at a higher elevation. Therefore the 1.5 storey dwellings will be positioned lower than the existing modern development in this area. Furthermore, the proposed dwellings would be screened from the listed building and Park and Gardens by the line of trees adjacent to The Drift, which are now protected by a Tree Preservation Order.
- 7.17 The proposed development will result in minimal levels of harm to the listed building Harlaxton Manor and the listed Park and Gardens. However, it is considered that the high-quality design that respects the surrounding historic environment and provision of additional housing in the village of Harlaxton outweighs the minimal levels of harm. The proposals are

considered to be appropriate to local character and would be in accordance with Policy DE1 and EN6 of the Local Plan, and section 12 and 16 of the NPPF.

Impact on Visual Amenity and the Character of the Area

- 7.18 Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that to ensure high quality design is achieved throughout the District, all development proposals will be expected to make a positive contribution to local distinctiveness vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the street scene, settlement pattern or the landscape / townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area. Part 12 of the NPPF (Achieving well-designed places) states that good design is a key aspect of sustainable development and new development should be visually attractive as a result of good architecture and appropriate landscaping.
- 7.19 In connection with the above, the Rutland and South Kesteven Design Guidelines SPD (Adopted November 2021) identifies that the detailed design of a proposal should be influenced by its context and should consider the relationship between the site and other buildings, routes and spaces, views and vistas, facilities, architectural details and the landscape. The appearance and architectural landscape of surrounding buildings should be drawn upon and influence the detailed design.
- 7.20 The site has a verdant character, with hedgerow and a number of trees positioned along The Drift making a positive contribution to the character of the area. The trees have a Tree Preservation Order. On the opposite side of the carriageway there is a wide grass verge, and again a line of trees positioned along The Drift. The site has residential use to the north, east and south, with open countryside to the west. There is a footway on both sides of the carriageway and adjacent to the site, providing pedestrian connections to the residential dwellings to the north of the village.
- 7.21 The proposed development comprises of nine 3-bedroom dwelling houses, with five designs of detached buildings, all 1.5 storeys with integral garages. The designs are traditional with either Ancaster hard white stone, Rutland Ironstone sawn on bed walling stone or Clipsham Bidwell cream sawn on bed walling stone. There is detailing within the brickwork, and stone quoins and stone lintels/cills. It is proposed that all the dwellings would have traditional red pan tiled roofs, compositive timber and aluminium triple glazed windows with lead effect glazing bars, and cast-iron effect gutters and rainwater pipes. There is amenity space to the front, side and rear of each of the dwellings. There is sufficient space to park up to two vehicles alongside one another.
- 7.22 There is extensive hard and soft landscaping proposed including public open space to the south of the site providing separation to the neighbouring residential use, planted margins to the rear of footways, post and rail fence with native hedgerow between plots, post and rail fence with native hedgerow to the rear gardens fronting The Drift. It is also proposed to provide a pedestrian access to neighbouring Violet Close. The layout and design including the landscaping, reflects the comments made at the Design PAD for the preapplication enquiry and comments made by the Design Officer during the planning application's consideration.
- 7.23 Neighbouring residents have commented that the existing site is an eyesore, and the new development will improve the outlook to their properties. Residents have commented

regarding the proposed boundary fencing to the rear gardens of the residential dwellings bordering The Drift, however the boundary treatment proposed is related to the character of the area and surveillance and outlook over The Drift. However, it is the officer's opinion that what is proposed is acceptable and reflects the design comments made regarding boundary treatments and the development's relationship with The Drift.

- 7.24 The proposals in their current form are considered to be appropriate for the character of the area, in accordance with Policy DE1 of the Local Plan, and Design Guidelines in the adopted SPD, and section 12 of the NPPF.

Impact on neighbours' residential amenities

- 7.25 Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that all development proposals will be expected to ensure there is no adverse impact on the amenity of neighbouring users in terms of noise, light pollution, loss of privacy and loss of light and provide sufficient private amenity space, suitable to the type and amount of development proposed. Paragraph 135(f) of the NPPF states that developments should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 7.26 The site is located in a residential area and the proposed dwellings would be situated with an acceptable separation from neighbouring properties. The proposed dwellings would be situated with an acceptable separation from neighbouring dwellings to the north and south. There will be no adverse impact on the amenity of neighbouring properties in terms of loss of privacy, loss of light or overlooking. The dwellings will face a private driveway, with the dwellings adjacent to The Drift having a dual aspect. There would be sufficient amenity space and space for off-road parking on plot.

- 7.27 Taking into account the nature of the proposal, scale and design, it is considered that there would be no significant or unacceptable impact on the residential amenities, and it is therefore considered that the proposal is in accordance with Policy DE1 of the Local Plan and section 12 of the NPPF.

Ecology and Trees

- 7.28 Policy EN2 Protecting Biodiversity and Geodiversity states that the council will facilitate the conservation, enhancement and promotion of the District's biodiversity and geological interest of the natural environment. This included seeking to enhance ecological networks and seeking to deliver a net gain on all proposals, where possible.

- 7.29 Similarly, Policy EN3 (Green Infrastructure) requires development proposals to ensure that existing and new green infrastructure is considered and integrated into the scheme's design, taking opportunities to enrich biodiversity habitats, enable greater connectivity and provide sustainable access for all.

- 7.30 The site has mature trees to the eastern boundary and a number of these are protected by a recent Tree Preservation Order (TPO). The application has been supported by an Arboricultural survey and report.

- 7.31 The Tree Officer has been consulted and has commented on the development proposal, expressing concern regarding the initial development proposal's proximity to the trees. The applicant has amended the scheme following the comments and moved the development

west, which is acceptable to address the Tree Officer's concerns. Furthermore, the Tree Officer has commented that the no-dig surface methodology and ground guard reinforcement is acceptable mitigation.

- 7.32 Neighbouring residents have commented querying the purpose of the nature area, and whether it would be private or public. The area has been incorporated into the development site however the protected trees are in an area of open space and not included within the rear gardens fronting The Drift.
- 7.33 It is considered that the application has considered the development proposal and its relationship with the protected trees. The proposals in their current form are considered to be appropriate and would have an acceptable impact on trees protected by tree preservation orders and the boundary hedgerow. This would be in accordance with Policy EN2, EN3 and EN6 of the Local Plan, and section 12 and 15 of the NPPF.

Climate Change

- 7.34 Policy SD1 (The Principles of Sustainable Development in South Kesteven) sets out the overarching obligation for development proposals to minimise its impact on climate change and contribute towards a strong, stable and more diverse economy. The policy requires consideration of a number of matters including minimising the use of resources and the production of waste; meeting high environmental standards in terms of design and construction; encouraging the use of sustainable construction materials and proactively enhancing the District's character and natural environment.
- 7.35 Similarly, Policy SB1 (Sustainable Buildings) states that all development proposals will be expected to mitigate against and adapt to climate change. This includes a requirement for development proposals to demonstrate how carbon dioxide emissions have been minimised; achieve a "water neutral position", including the provision of an appropriate water efficiency promotion and consultation education programme as part of all major residential developments; and supporting low carbon travel, including the provision of electric car charging points. All development proposals should therefore include information on energy consumption in particular demonstrating how carbon dioxide emissions have been minimised in accordance with the energy hierarchy, and on water resources, to promote enhanced sustainability.
- 7.36 Contributing to low-carbon travel has been demonstrated with the provision of an electric car charger proposed to the frontage of the proposed dwelling. The application also includes a Sustainable Building Statement which includes the proposed measures in accordance with the Local Plan Policy requirement. Confirming that all the dwellings will meet the Building Regulations with EPC's. It is proposed to provide each dwelling house with flush Marley solar PV panels, along with air source heat pumps to provide for their energy needs. The houses will have a hot water cylinder to provide both heating and hot water. Proposals include underfloor heating to the ground floor and radiators to the first floors. All the dwellings will be designed to have as built air permeability rates and require continuous mechanical ventilation and extraction. This will be provided by a MVHR heat recovery system. Finally, the dwellings will all benefit from energy efficient LED lighting.
- 7.37 To summarise, sufficient information has been provided to assess the development proposal and its potential impact on climate change, therefore the proposal would be in accordance with Policy SB1 of the Local Plan, and section 12 of the NPPF.

Highway issues

- 7.38 SKDC Local Plan Policy ID2 deals with transport issues, requiring that new developments should not severely impact on the safety and movement of traffic on the highway network. Paragraph 115 of the NPPF advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
- 7.39 The site is located within the village of Harlaxton and there is a pedestrian footway on both sides of the carriageway of The Drift providing linkages to the village by foot. The site is within the 30mph speed restriction to the village, and there are opportunities to cycle to access the village amenities including a public house, village store and post office, primary school and recreation ground.
- 7.40 Lincolnshire County Council have not expressed any objection to the proposed development however have commented on a LCC owned and maintained Grit Bin in proximity to the site access and this will need to be relocated.
- 7.41 Objections from neighbouring residents have centred on taking access from Violet Close, which is proposed to be a pedestrian linkage, and comments regarding to the use of the agricultural access due to obstructed visibility. It is proposed to upgrade the agricultural access and provide an access to meet the LCC standards. LCC have commented as local highways authority that the proposed vehicular access meets the visibility guidelines set out in Manual for Streets, and not expressed any concerns regarding pedestrian access through Violet Close.
- 7.42 Further comments by neighbours include reference to an increase in traffic related to the development. However, this would be negligible as the development is only for 9 dwellings and LCC have not made any comments regarding severe traffic impact or safety concerns related to the development proposals.
- 7.43 The application is therefore in accordance with the requirements of Policy ID2 of the Local Plan and Section 9 of the NPPF in so far as it has regard to highways matters.

Ground Conditions

- 7.44 Environmental Protection has commented on the application that the Phase 1 Geo-Environmental Assessment report has been reviewed and the conclusions in the report suggest that a Phase 2 intrusive site assessment is required for the planning application. The intrusive ground assessment could be dealt with via a planning condition. Therefore, a planning condition is proposed to require the submission of a scheme relating to the survey of the land for contamination.

Drainage and Flood Risk

- 7.45 Policy EN5: Water Environment and Flood Risk Management states that all development must avoid increasing flood risk. Surface Water should be managed effectively on site through the use of Sustainable Drainage Systems (SuDS) unless it is demonstrated to be technically unfeasible.
- 7.46 Section 14, para 159 of the NPPF states that inappropriate development in areas of flooding should be avoided by directing development away from areas of highest risk
- 7.47 Section 15, para 183 of the NPPF states that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any

proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation).

- 7.48 The application site is located within Flood Zone 1, with a low risk of surface water flooding. The proposed development would increase hard surfaces that generate surface water run-off and therefore an effective surface water drainage strategy would be necessary.
- 7.49 The application form states that surface water will be disposed of via main sewer. Further information is provided in a Flood Risk Assessment and SUDS Strategy report, on a Drainage Layout Plan, drawing ref. 0-500 P2, the Drainage Schedules Plan, drawing ref. 0-501 P2, and Drainage Construction Plan, drawing refs. 0-0700 P2, 0-0701 P1, and 0-701 P2. However Anglian Water has commented that 'The preferred method of surface water disposal would be to a sustainable drainage system SUDS' with connection to the sewer as the last option. Anglian Waters has also commented that 'The Surface Water Strategy/Flood Risk Assessment...is unacceptable due to incomplete infiltration testing' and Anglian Waters has suggested the use of a planning condition to require further investigation into surface water drainage. Therefore, planning conditions are proposed to require the submission of further details for a surface water drainage scheme.

8 Crime and Disorder

- 8.1 It is considered that the proposal would not result in any significant crime and disorder implications.

9 Human Rights Implications

- 9.1 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

10 Planning Balance and Conclusion

- 10.1 In summary, the principle of the development is acceptable, and the proposals would result in the provision of nine 3-bedroom dwelling houses on an infill site in a residential area of the village of Harlaxton. The site is in a sustainable location and walking or cycling distance from the village's amenities, in compliance with Policy SP3 and H4. The house types are contemporary and high quality through the use of quality materials, and well-designed layout and appearance. The development proposals would result in minimal levels of harm to the listed building Harlaxton Manor and the listed Park and Gardens, however, it is considered that the high-quality design that respects the surrounding historic environment and provision of additional housing in the village of Harlaxton outweighs the minimal levels of harm. Furthermore, there would be no significant impact on the residential amenity of the existing residential uses in proximity to the site. There would be short-term economic benefits to the local economy during the construction phase of the development, which is also attributed weight in the planning balance alongside the sustainable location.
- 10.2 Taking the above into account, it is considered that the proposed use is appropriate for its context and is in accordance with the NPPF (Sections 9, 12, 15 and 16) and Policies SD1, SP1, SP2, SP3, H4, DE1, and ID2 of the South Kesteven Local Plan. There are no material

considerations that indicate otherwise although, significant weight has been attributed to the statutory requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, and appropriate conditions have been recommended.

11 Recommendation

To authorise the Assistant Director-Planning to GRANT planning permission, subject to the following conditions:

Time Limit for Commencement

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 2) The development hereby permitted shall be carried out in accordance with the following list of approved plans:

- i. Site Location Plan (received 16/01/24)
- ii. Proposed Site Plan, drawing ref. (04)03-01 C (received 29/07/24)
- iii. Proposed Landscaping Plan, drawing ref. (03)05-01 C (received 29/07/24)
- iv. Proposed Site Details, drawing ref. (04)06-01 A (received 29/07/24)
- v. Proposed Swept Path Analysis, drawing ref. (04)07-01 B (received 29/07/24)
- vi. House Type – Plot 01 Type A, drawing ref. (04)08-01 A (received 10/06/24)
- vii. House Type – Plot 02 Type Cv.1, drawing ref. (04)08-02 B (received 29/07/24)
- viii. House Type – Plot 03 Type Bv.1, drawing ref. (04)08-03 A (received 10/06/24)
- ix. House Type – Plot 04 Type Cv.2, drawing ref. (04)08-04 A (received 10/06/24)
- x. House Type – Plot 05 Type Bv.2, drawing ref. (04)08-05 A (received 10/06/24)
- xi. House Type – Plot 06 Type Cv.3, drawing ref. (04)08-06 A (received 10/06/24)
- xii. House Type – Plot 07 Type Dv.1, drawing ref. (04)08-07 A (received 10/06/24)
- xiii. House Type – Plot 08 Type Dv.2, drawing ref. (04)08-08 A (received 10/06/24)
- xiv. House Type – Plot 09 Type E, drawing ref. (04)08-09 A (received 10/06/24)
- xv. Drainage Layout, drawing ref. 0-500 P2 (received 16/01/24)

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

Before the Development is Commenced

- 3) Before the development hereby permitted is commenced, a scheme for the treatment of surface water drainage shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of satisfactory surface water drainage is provided in accordance with Policy EN5 of the adopted South Kesteven Local Plan.

- 4) Before the development hereby permitted is commenced, a scheme relating to the survey of the land for contamination shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
- i. A desk top study documenting all the previous and existing land uses of the site and adjacent land;
 - ii. A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and
 - iii. A detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring.
 - iv. Shall include the nomination of a competent person to oversee the implementation of the works.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with South Kesteven Local Plan (Jan 2020) Policy EN4 (Pollution Control) and national guidance contained in the NPPF

- 5) Before the development hereby permitted is commenced, a written scheme of archaeological investigation shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the archaeological investigations shall be completed in accordance with the approved WSI, including in accordance with any approved phasing.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 of the adopted South Kesteven Local Plan and Paragraph 199 of the NPPF.

- 6) Before the development hereby permitted is commenced, all existing trees shown on the approved plan to be retained shall have been fenced off to the limit of their branch spread in accordance with BS 5837. No works including:

- i. removal of earth,
- ii. storage of materials,
- iii. vehicular movements or
- iv. siting of temporary buildings

shall be permitted within these protected areas.

Reason: To prevent unnecessary damage to existing trees and in accordance with Policies EN2 and OS1 of the adopted South Kesteven Local Plan.

During Building Works

- 7) Should the developer during excavation and construction works of the said development site find any area of the site where it is suspected that the land is contaminated then all works must stop, and the local planning authority notified immediately. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared in accordance with current good practice and legislation and submitted to and approved by the Local Planning Authority, and the approved remediation shall thereafter be implemented. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policies EN2 and EN4 of the adopted South Kesteven Local Plan and national guidance contained in the NPPF paragraphs 178 and 179.

- 8) All works on site, including construction and delivery works, shall be carried out in accordance with the recommendations contained within the Habitats and Protected Species Report (May 2024) ref. 2464-PHA, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of best ecological practice and in accordance with Policy EN2 of the adopted South Kesteven Local Plan.

Before the Development is Occupied

- 9) Prior to first occupation of each dwelling hereby permitted, the sustainable building measures for the development shall be completed in accordance with the details set out within the approved Sustainable Building Statement (Boden Associates) (Dated 10 July 2024), and shall thereafter be retained for the lifetime of the development.

Reason: This condition is necessary in order to ensure that the proposal complies with the Council policy on sustainable building.

- 10) Before any part of the development hereby permitted is occupied/brought into use, a landscape management plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

i. long term design objectives,

ii. management responsibilities and

iii. maintenance schedules for all landscape areas, other than privately owned, domestic gardens.

Reason: Hard and soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

- 11) Before any part of the development hereby permitted is occupied, the works to provide the boundary treatments shall have been completed in accordance with the approved Proposed

Landscaping Plan, drawing ref. (03)05-01 Rev C and Site Details Fencing Plan, drawing ref. (04)06-01 Rev A.

Reason: To provide a satisfactory appearance to any boundary treatments, in the interests of the amenity of the occupants of the proposed dwellings and the outlook onto The Drift, in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

- 12) Before any part of the development hereby permitted is occupied/brought into use, the works to provide the surface water drainage shall have been completed in accordance with the approved details.

Reason: To ensure the provision of satisfactory surface and foul water drainage is provided in accordance with Policy EN5 of the adopted South Kesteven Local Plan.

- 13) Before any part of the development hereby permitted is occupied/brought into use, the external elevations of the dwelling houses shall have been completed using only the materials stated on the approved plans unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Ongoing Conditions

- 14) Following first occupation, the approved Habitats and Protected Species Report (May 2024) ref. 2464-PHA and Proposed Landscaping Plan, drawing ref. (03)05-01 Rev C shall be adhered to in full, unless otherwise agreed in writing by the Local Planning Authority.

Reason: Soft landscaping makes an important contribution to the development and its assimilation with its surroundings, and in the interests of best ecological practice; and in accordance with Policy DE1 and EN2 of the adopted South Kesteven Local Plan.

- 15) Following first occupation, the approved Proposed Landscaping Plan, drawing ref. (03)05-01 Rev C and Site Details Fencing Plan, drawing ref. (04)06-01 Rev A shall be adhered to in full, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide a satisfactory appearance to any boundary treatments, in the interests of the amenity of the occupants of the proposed dwellings and the outlook onto The Drift, in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

- 16) Within a period of five years from the first occupation of the final dwelling/unit of the development hereby permitted, any trees or plants provided as part of the approved soft landscaping scheme, that die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced in the first planting season following any such loss with a specimen of the same size and species as was approved in condition above unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

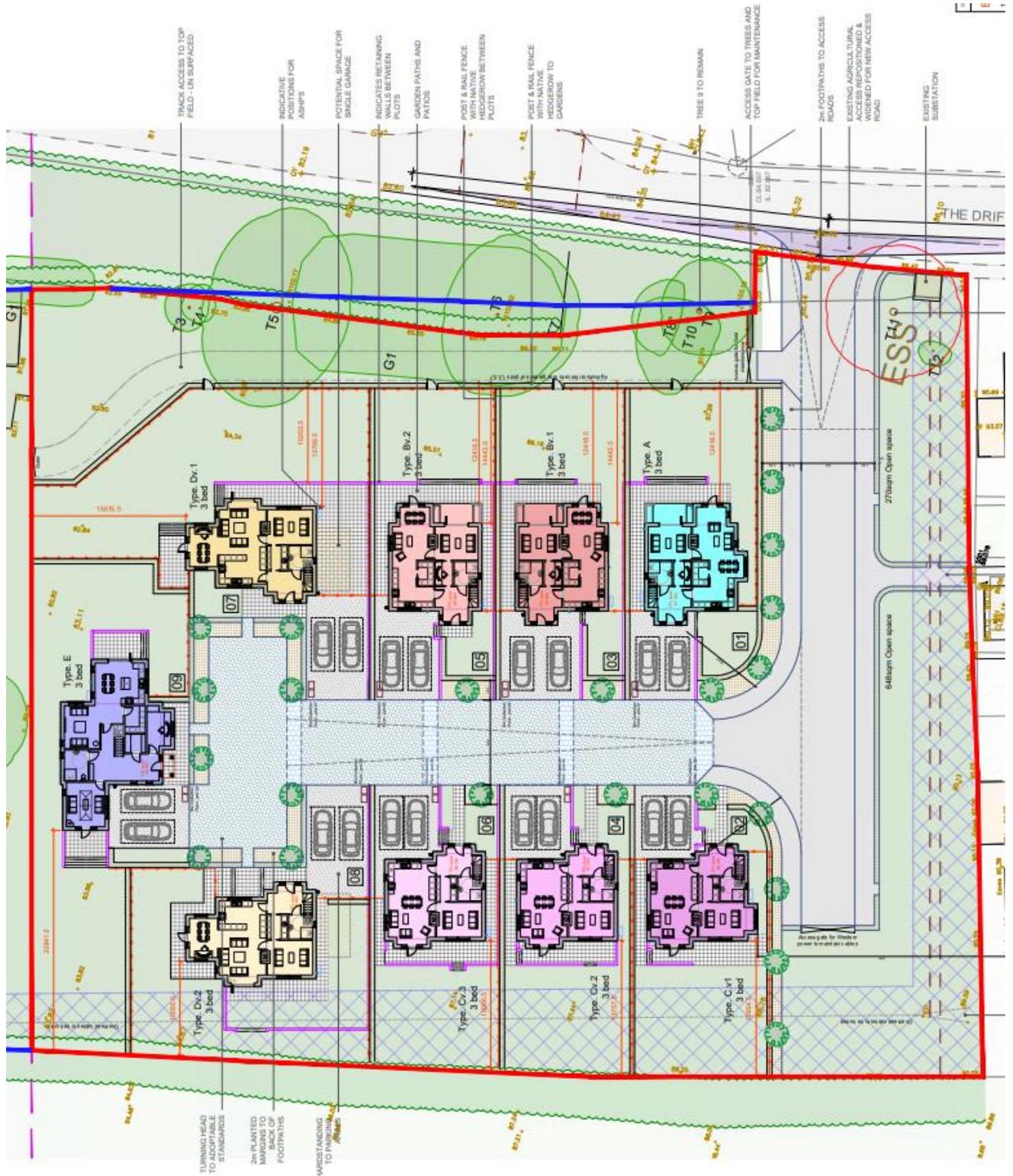
Standard Note(s) to Applicant:

In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.

SITE LOCATION PLAN



BLOCK PLAN PROPOSED



STREETSCENE PROPOSED - THE DRIFT



ELEVATIONS PROPOSED

Plot 1



ELEVATION 01

Plot 2



ELEVATION 01

Plot 7



ELEVATION 01

Plot 9



ELEVATION 01